

**Date:**

October 28, 2008

**To:**

City Manager for Council Action

**From:**

Acting Director of Parks and Recreation

**Subject:**

Authorization for City Manager to Place a Hold on the International Swim Center (ISC) Pools Replacement Project and to Start a New Swim Center Master Plan

**EXECUTIVE SUMMARY:**

At the September 30, 2008 City Council meeting, Council referred the following recommendation from the Parks and Recreation Commission, to the City Manager.

"Recommendation that the Council place a hold on the George F. Haines International Swim Center (ISC) Pool Replacement Project design and authorize the City Manager to start a new Swim Center Master Plan that begins with a "clean slate" and meets the Commission vision for a world class facility, that includes the International Swim Hall of Fame (ISHOF) and explores alternate locations/sites for a new facility, and works jointly with a ISHOF Citizen Exploratory Committee and existing ISC facility users and stake holders." (From Parks and Recreation Commission Minutes of September 16, 2008.)

Based upon the project status as noted in the attached detailed discussion:

Staff recommends that the City Council direct the City Manager to place a hold on the ISC Pool Replacement Project Design, and authorize the City Manager to contact the ISHOF to discuss funding options for the construction of a combined swim facility.

Additionally, staff recommends that the City Council direct the City Manager to review alternate locations for the combined facility. Upon completion of a ISHOF proposal and review of the combined facility location options, a new project Master Plan would be prepared for Council approval.

At the December 11, 2007 meeting Council directed the City Manager to prepare a Master Plan for the replacement of the ISC Swim Center Building. The ISC Building Master Plan is nearing completion and will be presented to the Parks and Recreation Commission at the December Commission meeting.

**ADVANTAGES AND DISADVANTAGES OF ISSUE:**

The inclusion of the ISHOF element into the George F. Haines International Swim Center Replacement Project could result in sponsorships and donations that would be used to offset construction and operation expenses.

The inclusion of the ISHOF into the existing George F. Haines International Swim Center could have impacts on Central Park and the surrounding neighborhood. The construction of a new swim center at a new location, (if a viable alternate is identified) would result in reduced impacts on Central Park and the surrounding neighborhood.

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The completion of the ISC Building Master Plan and Detailed Construction Estimate would result in a completed project report to be used in the event City Council directed the City Manager to return to the original project proposal.

**ECONOMIC/FISCAL IMPACT:**

The FY 2007-08 Capital Improvement Budget (CIP) included \$450,000 for the development of the ISC Pools Replacement Project Master Plan. The FY 2008-09 CIP Budget included \$950,000 of additional funding to complete the ISC Pools Replacement Project Design and Construction documents. The total project funding is \$1,400,000. The ISC Pools Replacement Project Master Plan was approved by Council on December 11, 2007 and the detailed Cost Estimate was reviewed by Council at the May 13, 2008 Council meeting. The total expenditure for the Pools Replacement Project Master Plan, including reimbursable expenses is \$132,000.


The Total expenditure for the ISC Pools Replacement Master Plan and the ISC Building Master Plan is \$283,000.

The total funding remaining in the ISC Pools Replacement Project is \$1,117,000.

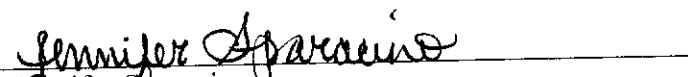
**RECOMMENDATION:**

That the Council:

- 1) Authorize the City Manager to place a hold on the ISC Pool Replacement Project Design.
- 2) Authorize the City Manager to contact the International Swim Hall of Fame representatives to discuss their concept and funding options for the construction of a combined swim facility.
- 3) Authorize the City Manager to review alternate site locations for a combined facility.
- 4) Direct the City Manager to report back with the results of the ISHOF combined project option and an alternate site study for the combined facility, with initial cost estimates and funding options.

  
George Friedenbach  
Acting Director of Parks and Recreation

APPROVED:

  
Jennifer Sparacino  
City Manager

***Documents Related to this Report:***

- 1) *George F. Haines International Swim Center of Santa Clara Master Plan Pool Project History*

**DETAILED DISCUSSION:**

The need to construct an additional fifty (50) meter competitive swimming pools was discussed with the Santa Clara Swim Club and Santa Clara Aquamaids in 1998. The need for additional pool space for swimming, synchronize swimming, diving practice and competition resulted in the City Council appropriating funds (\$100,000) in the Capital Improvement Budget for fiscal year 1999-2000 in order to develop a Master Plan for the International Swim Center Expansion. In FY 2000-01 City Council appropriated funds (\$1,700,000) in the Capital Improvement Budget to complete the Swim Center Master Plan and develop the construction drawings for an additional 50 meter competition pool. From July 1, 1999 to January 15, 2002 a series of meetings with the Parks and Recreation Commission, the Santa Clara Aquamaids Synchronized Swim Team, the Santa Clara Swim Club, the Santa Clara Divers, Cannon Design (Architects), and City staff took place in an effort to produce a master plan to meet the aquatic needs of the public as well as the various swim teams. In FY 2001-02 City Council appropriated funds (\$5,500,000) in the Capital Improvement Budget to complete construction of a new competition pool at the International Swim Center. This appropriation raised the total project funding to \$7,300,000 for the construction of a new competition pool to be located north of the existing Swim Center on a portion of the Fatjo Sports Complex in Central Park.

From July 17, 2001 to January 15, 2002 the Parks and Recreation Commission reviewed several Master Plan alternates for the proposed ISC Pool Expansion Project. At the January 15, 2002 Commission meeting, the Parks and Recreation Commission made a recommendation to limit the expansion of the Swim Center pools to the current acreage used for the Swim Center. The project estimate for the addition of a 50 meter competition pool within the existing site was \$15,000,000, and sufficient funding was not available. This recommendation was referred to the City Manager and the Parks and Recreation Commission for further study and discussion of additional options.

In FY 2002-03 a hold was placed on the International Swim Center Pool Expansion Project in response to the economic downturn and funding shortages in the Capital Project Reserves. When the project was placed on hold the total expenditure for the Master Plan study was \$160,000. In FY 2004-05 the project funding was reduced by \$4,635,000, with the funds returned to the Capital Projects Reserve to fund appropriations for other projects including the Senior Center Expansion Project. At the February 22, 2005 Council meeting, the City Council directed the City Manager to transfer remaining funds (\$2,308,000) in the ISC Pool Expansion Project to the Senior Center Expansion Project to complete the required funding for the Senior Center Expansion Project.

At the June 5, 2007 Council meeting, City Council approved the FY 2007-08 Annual Budget, including \$450,000 allocation for the Plans and Design guidelines for the International Swim Center Expansion and set policy to include \$450,000 in the FY 2008-09 budget. At the December 11, 2007 Council meeting, City Council approved a recommendation from the Parks and Recreation Commission to approve the proposed George F. Haines ISC Master Plan, proceed with the Detailed Cost Estimate for the ISC Pools Replacement Project at the FY 2008-09 Capital Improvement Budget Study Session at the May 13, 2008 Council meeting. The Detailed Cost Estimate presented in May was:

- New Pools Project - \$33.4 million
- Swim Center Building - \$18.5 million
- Combined Pools and Building Project - \$49.7 million  
(savings due to combined construction efficiencies)
- Training Center building - \$6.2 million

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At the June 10, 2008 Council Meeting, Council adopted the FY 2008/09 Capital Budget which included additional funding (\$950,000) for the International Swim Center Pool Replacement Project Design and referred to the City Manager to make recommendation regarding funding options for construction of the project. The approved Master Plan for the Pools Replacement Project includes the construction of two competition and training pools, a diving well and dive platforms, a recreation pool and necessary mechanical and restroom facilities. The existing ISC building and grandstands would be retained with minor remodeling to serve the new pools.

At the August 19, 2008 Parks and Recreation Commission meeting, Mr. Bruce Wigo, Executive Director of the International Swim Hall of Fame (ISHOF), gave a presentation about the Hall of Fame, and discussed the options of a proposal to locate the Hall of Fame in Santa Clara in conjunction with the George F. Haines International Swim Center.

At the September 16, 2008 Parks and Recreation Commission meeting, the Commission passed a recommendation to Council to:

Place a hold on the ISC Pools Replacement Project design and to authorize the City Manager to start a new Swim Center Master Plan that begins with a "clean slate" and meets the Commission vision for a world class facility, that includes the International Swim Hall of Fame (ISHOF), and explores alternate locations/sites for a new facility, and works jointly with a ISHOF Citizen Exploratory Committee and existing ISC facility users and stake holders. (See Parks and Recreation Commission Minutes of September 16, 2008).

In addition to the ISC Pool Replacement Project Designs, staff is continuing to work with Prodis Associates, the project Architect, to complete the ISC Swim Center Building Master Plan. The Building Master Plan was requested by City Council at the December 11, 2007 Council meeting, and discussed at the FY 2008-09 Capital Improvement Project Budget Study Session at the May 13, 2008 Council meeting. At the present time the Building Master Plan is ready for staff review, and the detailed construction estimate is being prepared by the project architects. The Master Plan and Detailed Construction Estimate would be ready to present to the Parks and Recreation Commission at the December 16, 2008 Commission meeting, for review and recommendation to City Council.

**GEORGE F. HAINES INTERNATIONAL SWIM CENTER OF SANTA CLARA  
MASTER PLAN POOL PROJECT HISTORY  
JULY 1, 1999 TO SEPTEMBER 16, 2008**

July 1, 1999	City Council approved funds (\$100,000.00) to develop master plan to add an additional 50 meter pool at the International Swim Center to meet daily user demands and to host local, national, and international swim meets.
July 1, 2000	City Council approved funds (\$1,700,000.00) to complete master plan and begin construction drawing for additional fifty-meter pool at the International Swim Center (I.S.C.) to meet daily user demands and to host swim meets. Facility upgrades needed to meet national and international meet requirements.
August 29, 2000	Cannon Associates Architects Agreement to complete I.S.C. Master Plan approved by City Council.
March 20, 2001	Parks and Recreation Commission reviewed the I.S.C. Master Plan that would provide a second fifty (50) meter pool for synchronized swimming as well as competitive swimming. The Parks and Recreation Commission requested that alternative plans be presented that do not encroach as much as the proposed plan into the softball field area.
April 17, 2001	<p>The Parks and Recreation Commission reviewed alternative plans that did not extend as far as the original plans into the softball area of Central Park. The Commission discussed the need for the additional pool and directed staff to present additional master plans that did not extend beyond the current I.S.C. boundary lines.</p> <p>The Parks and Recreation Commission unanimously suggested that the project start with a completely new pool area due to the age of the I.S.C. that was opened in 1967.</p>
June 19, 2001	The Parks and Recreation Commission discussed its desire to provide a first class swim center that served the public as well as the Swim Club.
July 1, 2001	City Council approved an appropriation of \$5,500,000.00 to complete construction of the International Swim Center Pool Project.
July 17, 2001	Parks and Recreation Commission recommended that the City Council approve the George F. Haines International Swim Center of Santa Clara (I.S.C.) Plan B and allocate additional funding in FY 2002/03 to construct the project. Motion passed unanimously.

August 28, 2001	Request from Parks and Recreation Commission for approval of Plan B for the George F. Haines International Swim center renovation and an allocation of additional funding in FY 2002/03 to construct the project was referred to the City Manager to report back regarding the total costs.
October 16, 2001	Parks and Recreation reviewed two I.S.C. master plans. One plan (Plan A) extended into the softball field area and the other plan (Plan B) kept the project within the current I.S.C. boundaries.
January 15, 2002	<p>Parks and Recreation Commission discussed the need to revise its July 17, 2001 recommendation to City Council in order to focus on its desire for the I.S.C. project to remain within the existing I.S.C. boundary lines and not extend into the softball field area.</p> <p>The Parks and Recreation Commission made a motion to recommend to City Council that future expansion of the I.S.C. be limited to the current acreage used for the I.S.C. Motion passed unanimously.</p> <p>The Parks and Recreation Commission discussed the fact that it did not wish to recommend any specific plan at this time, but focus on limiting the site to the I.S.C. project.</p>
February 12, 2002	<p>City Council review of the George F. Haines International Swim Center Expansion Master Plan:</p> <ul style="list-style-type: none"> <li>* Parks and Recreation Commission recommendation to limit the expansion to the current acreage used for the Swim Center.</li> <li>* Staff recommendation to construct a new fifty-meter pool utilizing a portion of the softball field area north of the Swim center.</li> </ul> <p>Referred to City Manager to compare Plan A with Plan B, as well as other options, and possibly adding a therapeutic pool to the complex; obtain future resurfacing expenses prior to budget process; discuss options with Parks and Recreation Commission and return to Council with their recommendation.</p>
FY 2002-03	A hold was placed on the ISC Pool Expansion Project in response to the economic downturn and funding shortages in the Capital Project Reserves.
FY 2004-05	Project funding reduced by \$4,635,000 with the funds returned to the Capital Projects Reserve to fund appropriations for other projects.
February 22, 2005	City Council directed City Manager to transfer remaining funding in the ISC Pool Expansion Project to the Senior Center Expansion Project in order to complete required funding for the construction of the Senior Center Expansion Project.

- June 5, 2007 City Council approved FY 2007-08 Annual Budget, including \$450,000 allocation for the Plans and Design guidelines for the ISC Expansion and sets policy to include \$450,000 in the FY 2008-09 budget.
- December 11, 2007 City Council approves the Parks and Recreation Commission recommendation to approval of the proposed George F. Haines International Swim Center Master Plan, proceed with the Cost Estimate, include new building construction and annual operating expenses in the cost estimate.
- May 13, 2008 City Council reviewed Detailed Cost Estimate for the ISC Pool Replacement Project.  
Estimate included:  
New Pools Project - \$33.4 million  
Swim Center Building - \$18.5 million  
Combined Pools & Building Project - \$49.7 million  
(Savings due to combined construction efficiencies)  
Training Center Building - \$6.2 million
- June 10, 2008 City Council approves FY 2008-09 Annual Budget including \$950,000 for the ISC Pool Replacement Project Design and referred to the City Manager to make recommendations regarding funding option for construction of the project.
- August 19, 2008 At the Parks and Recreation Commission meeting, Mr. Bruce Wigo, Executive Director of the International Swim Hall of Fame (ISHOF) gives a presentation about the Hall of Fame and options of a proposal to locate the Hall of Fame in Santa Clara in conjunction with the George F. Haines International Swim Center.
- September 16, 2008 Parks and Recreation Commission recommendation that the Council place a hold on the ISC Pools Replacement Project design and to authorize the City Manager to start a new Swim Center Master Plan that begins with a "clean slate" and meets the Commission vision for a world class facility, that includes the International Swim Hall of Fame (ISHOF), and explores alternate locations/sites for a new facility, and works jointly with a ISHOF Citizen Exploratory Committee and existing ISC facility users and stake holders. Motion approved by Commission.